

## RECOMMENDED CONDITIONS OF APPROVAL

**Case** PL2024-26

**Project Description:** Preliminary and Final Plat to subdivide one lot into two lots

**Address:** 6701 West 78th Street

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. Prior to Recording A consent to plat form from any mortgage company with property interest must be provided;
3. Prior to Recording Public drainage and utility easements must be provided as approved by the City Engineer.
4. Prior to Recording A public 10-foot sidewalk and bikeway easement must be provided along the public street frontage as approved by the City Engineer.
5. Prior to Recording Park dedication requirements must be satisfied (Sec. 22.10).
6. Prior to Recording Private utility easements/agreement for private water or sanitary service lines that cross parcel boundaries must be provided and approved by the City Engineer. The agreements must be filed with Hennepin County and proof of filing provided to the Engineering Division following the recording of the plat.
7. Prior to Recording Right-of-way dedication is required on the final plat as approved by the City Engineer.